

EXHIBIT A

Zoning Map (2017)

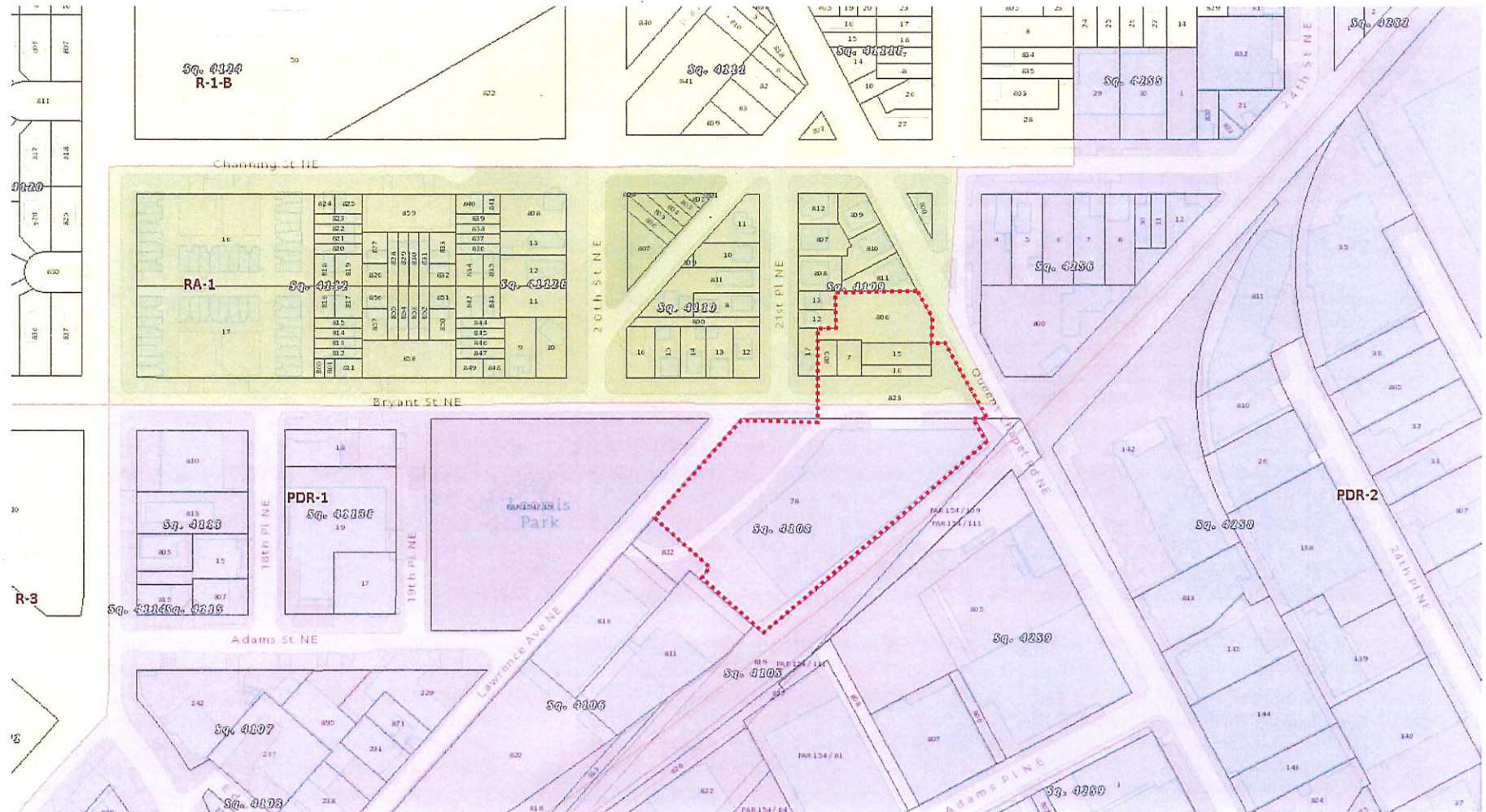


EXHIBIT B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



October 23, 2017

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicates that Lots 7,15, 16, 805 & 806 in Square 4109 are zoned RA-1 with boundary lines as shown on the attached plat.

A handwritten signature in black ink, reading "Sharon S. Schellin".

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

District of Columbia, ss
Signed and sworn to before me this 23rd day of October 2017.



A handwritten signature in blue ink, reading "Sheila Y. Waiters".

Sheila Y. Waiters
Notary Public, DC

My Commission expires on November 14, 2019

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



October 23, 2017

I certify and attest that the official records of the Zoning Commission for the
District of Columbia indicates that Lot 78 in Square 4108 is zoned PDR-1 and
Lot 823 in Square 4108 is split-zone PDR-1/RA-1 with boundary lines as shown
on the attached plat.

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

District of Columbia, ss
Signed and sworn to before me this 23rd day of October 2017.



Sheila Y. Waiters
Notary Public, DC

My Commission expires on November 14, 2019

Washington, D.C., October 6, 2017

Scale: 1 inch = 30 feet Recorded in Book Co. 20 Page 13 (Lot 7)
Book 48 Page 147 (Lots 15 - 16)
Book A & T Page 3349 - W (Lots 805 - 806)

Receipt No. 18-00056

Furnished to: MICHAEL D. JACKSON


Surveyor, D.C.

By: A.S

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platting; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platting and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat; and that by reason of the proposed improvements to be erected as shown hereon the size of the lot and the area of the premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all Lot divisions or combinations pending at the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along curbside or driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private restricted property.) Owner/Agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, liabilities, and causes of action (including reasonable attorneys' fees and court costs) arising out of death of or injury to any person or damage to any property occurring on or adjacent to the Property and directly or indirectly caused by any acts done thereon or any acts or omissions of Owner/Agent; provided however, that the foregoing indemnity shall not apply to any losses, costs, claims, damages, liabilities, and causes of action due solely to the gross negligence or willful misconduct of District or its officers, employees or agents. It is the policy of the Office of the Zoning Administrator that a

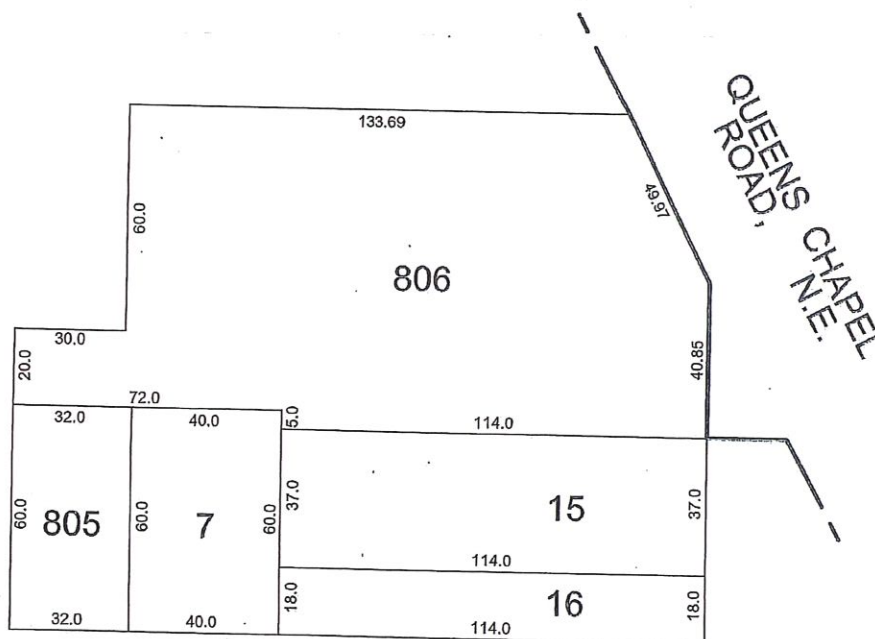
October 23, 2017

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicates that Lots 7,15, 16, 805 & 806 in Square 4109 are zoned RA-1 with boundary lines as shown on the attached plat.

NOTE: D₅₀

Sharon L. Schellin

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 10, 2017

Plot for Building Permit of: SQUARE 4108 LOTS 78 & 823

Scale: 1 inch = 50 feet Recorded in Book 178 Page 106 (Lot 78)
Book A & T Page 3549-P (Lot 823)

Rec'd No. 18-00055

Furnished to: MICHELLE D. JACKSON

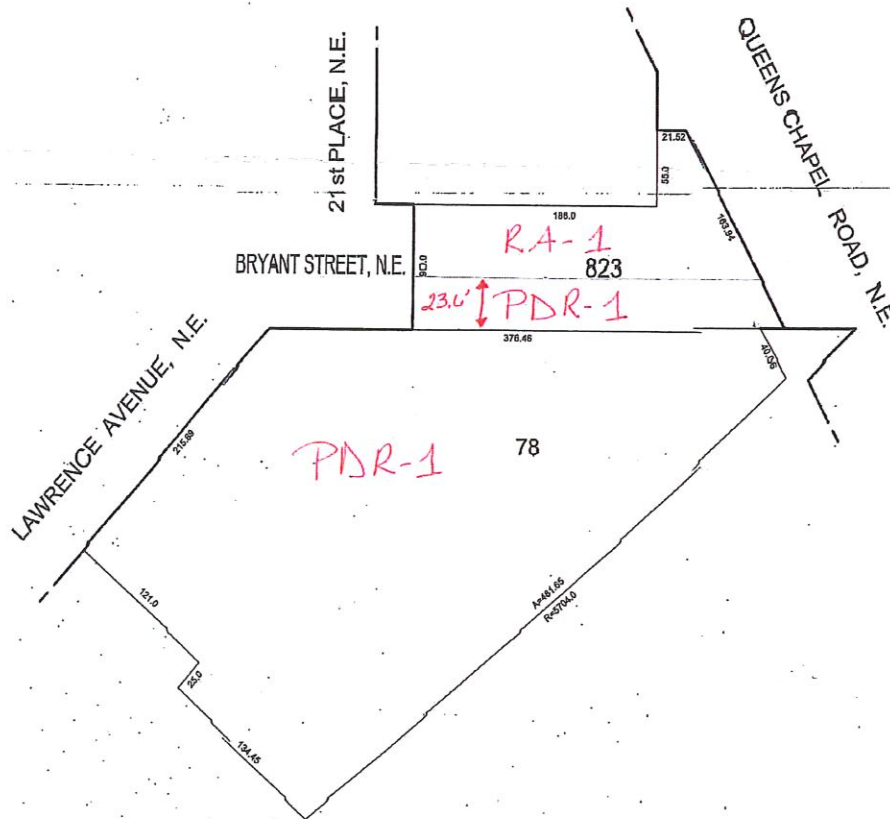
By: *A.S. [Signature]*

October 23, 2017

I certify and attest that the official records of the Zoning Commission for the District of Columbia indicates that Lot 78 in Square 4108 is zoned **PDR-1** and Lot 823 in Square 4108 is split-zone **PDR-1/RA-1** with boundary lines as shown on the attached plat.

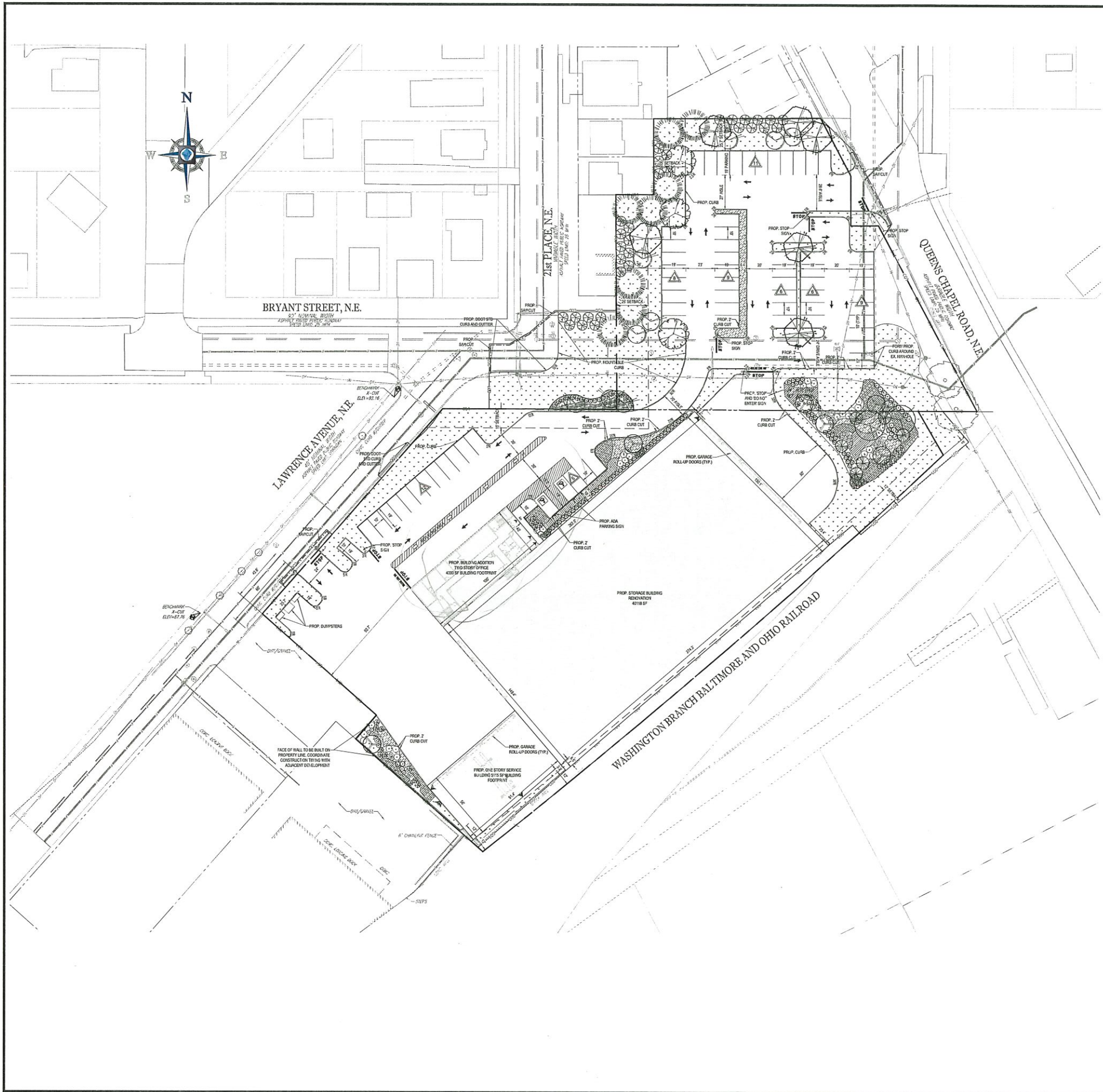
Sharon S. Schellin
Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly plotted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and plotted and agree with plans accompanying the application; that the foundation plans as shown hereon in them, and dimensioned accordingly to the same made on the property lines shown on this plat and that by reason of the proposed improvements to be erected as shown hereon, the area of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified that all lot divisions or subdivisions shown on the Office of Tax & Revenue are correctly depicted, and it is further certified and agreed that, reasonable parking areas when required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been surveyed down and dimensioned hereon. It is further agreed that the elevation of the surrounding parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along normality of driveway at any point on private property in excess of 10% for single-family dwellings or flats, or in excess of 12% in any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and private residential property.) Owner/agent shall indemnify, defend, and hold the District, its officers, employees and agents harmless from and against any and all losses, costs, claims, damages, and expenses, including reasonable attorney's fees, in any person or persons, or indirectly caused by or resulting from, or in connection with, the execution of this plat.



SR-18-00055(2017)

EXHIBIT C



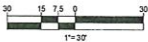
SITE PLAN NARRATIVE

THE EXISTING SITE IS LOCATED AT 2115 BRYANT STREET, N.E. THE SITE IS BORDERED BY PRIVATE RESIDENTIAL PROPERTIES TO THE NORTH, QUEENS CHAPEL ROAD TO THE NORTHEAST, WASHINGTON BRANCH BALTIMORE AND OHIO RAILROAD CSX TRACKS TO THE EAST, INDUSTRIAL USE TO THE SOUTH AND LAWRENCE AVENUE N.E. AND LOOMIS PARK TO THE WEST.

THERE IS ONE (1) 1-STORY EXISTING BUILDING AND A DIRT AND GRAVEL PARKING LOT CURRENTLY ON SITE. THE ONE (1) 1-STORY BUILDING WILL REMAIN AND THERE ARE TWO PROPOSED STRUCTURES FOR OFFICE AND MAINTENANCE, BOTH OF WHICH ARE TWO-STORY BUILDINGS.

LANDSCAPE NOTE:
SEE PLANTING PLAN FOR TREE SPECIES

LEGEND	
	PROPERTY LINE
	SAWCUT LINE
	LIMIT OF DISTURBANCE
	PROP. CURB (8" CURB ON SITE)
	PROP. LANDSCAPE AND/OR BIORETENTION AREA (SEE SHEET CIV/01 FOR ADDITIONAL INFORMATION)
	PROP. HEAVY DUTY ASPHALT



BOHLERTM
DC

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR
CONSTRUCTION

PROJECT NO: DC172112
DRAWN BY: CK
CHECKED BY: LS
DATE: 09/18/18
SCALE: 1" = 30'
CAD D: SSS

PROJECT: **SITE
IMPROVEMENT
PLAN
FOR
HISTORIC TOURS
OF AMERICA**

LOCATION OF SITE
LOTS 7, 15, 805, 806, AND 823
SQUARE 4109
LOT 78
SQUARE 4108
WASHINGTON, DC

BOHLERTM
DC

1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700



SHEET TITLE
SITE PLAN

SHEET NUMBER
CIV301

EXHIBIT D

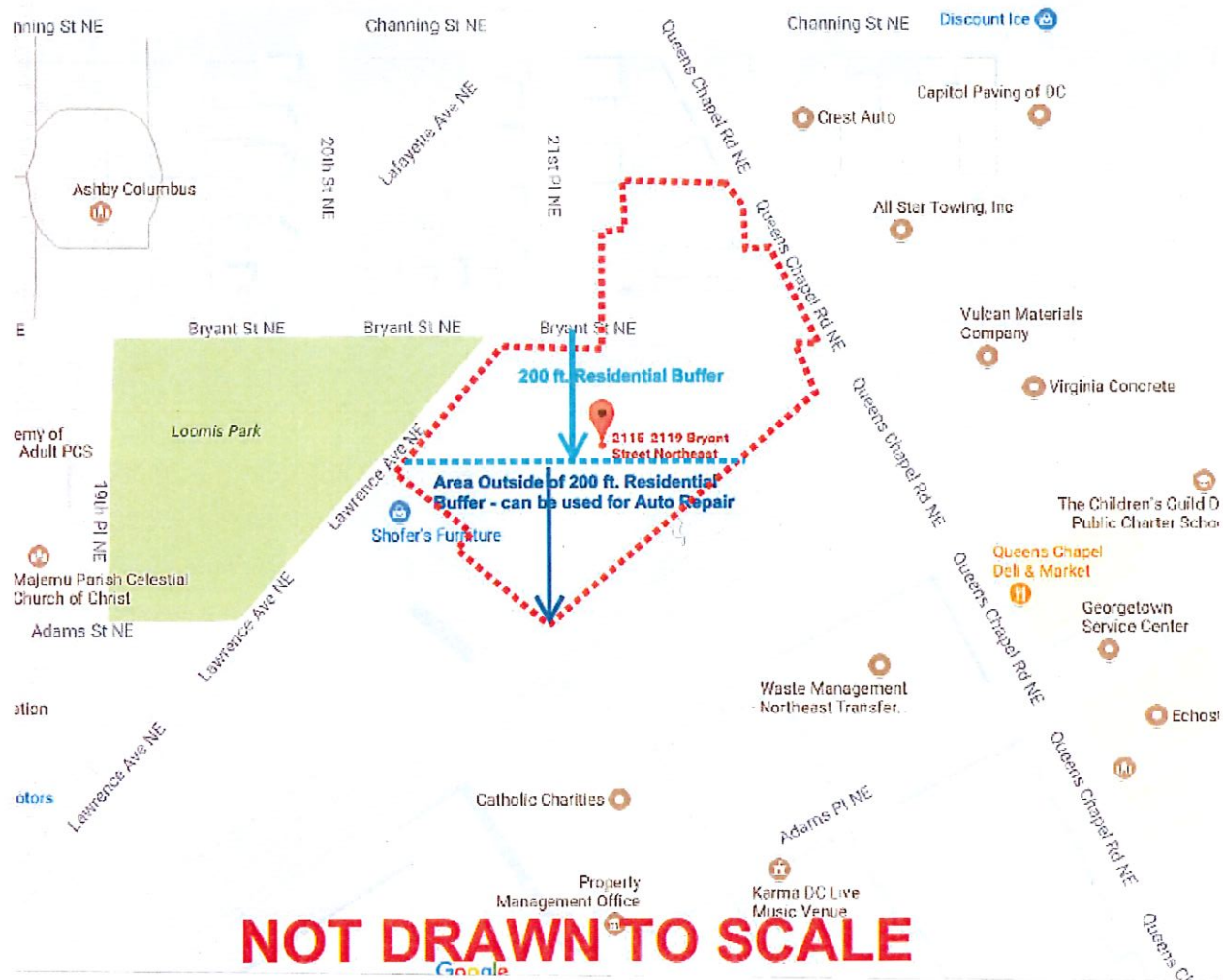
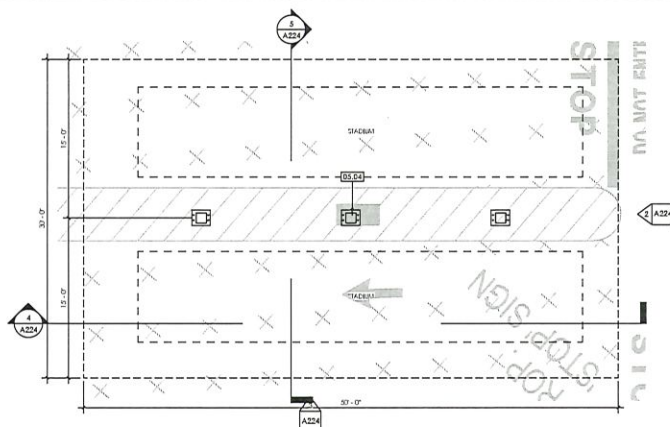
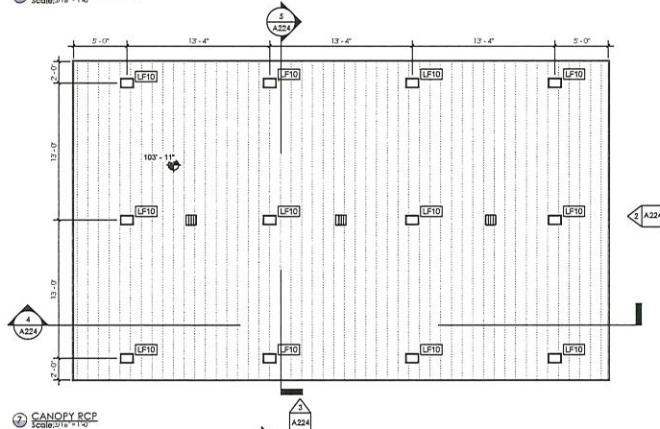


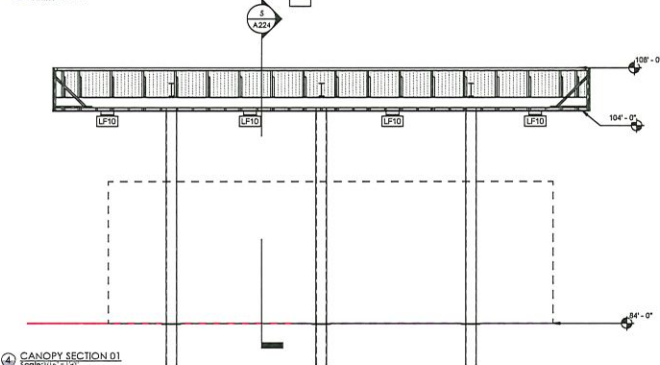
EXHIBIT E



1 CANOPY FLOOR PLAN
Scale: 3/16" = 1'-0"



2 CANOPY RCP
Scale: 3/16" = 1'-0"



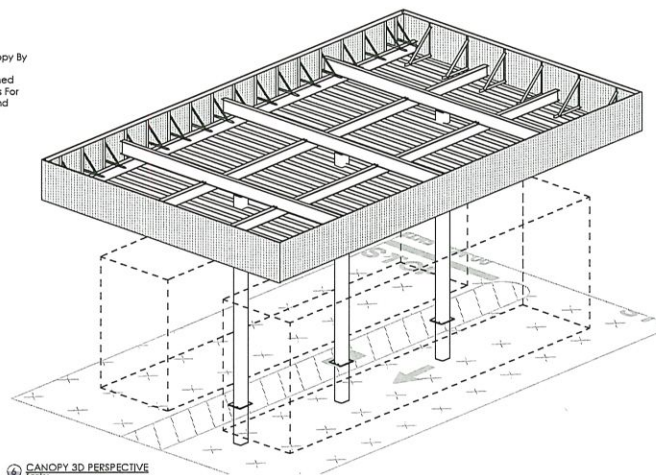
3 CANOPY SECTION 01
Scale: 3/16" = 1'-0"

Key Value

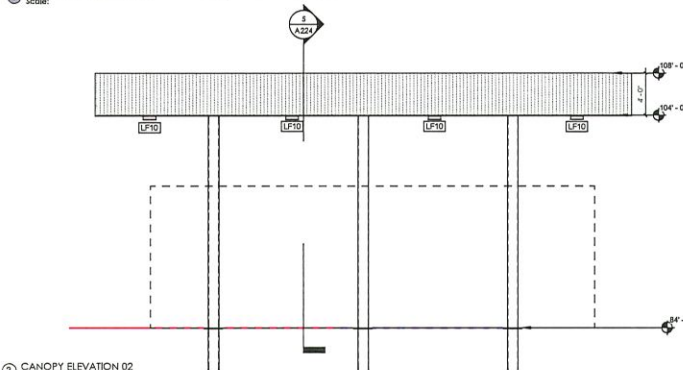
Keynote Text

05.04

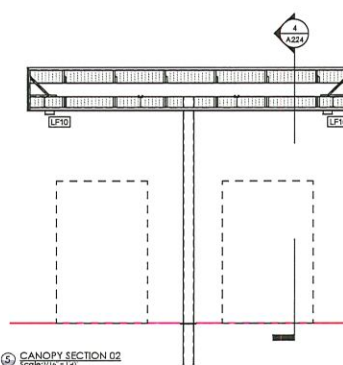
New Pre-Engineered Canopy By
Shelters Direct, General
Contractor To Provide Signed
Engineered Shop Drawings For
Architectural, Structural And
Owner's Approval.



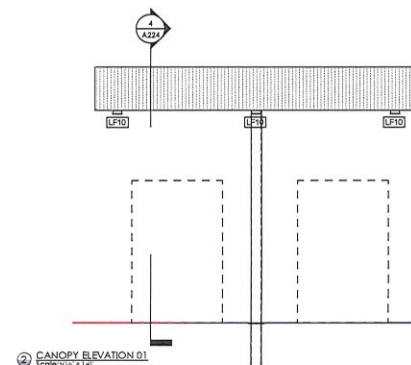
4 CANOPY 3D PERSPECTIVE
Scale:



5 CANOPY ELEVATION 02
Scale: 3/16" = 1'-0"



6 CANOPY SECTION 02
Scale: 3/16" = 1'-0"



7 CANOPY ELEVATION 01
Scale: 3/16" = 1'-0"

FOR COUNTY USE ONLY:



Cowie Associates PC
Architecture & Development

ARCHITECTURAL SEAL:

PROJECT:
HISTORIC TOURS OF AMERICA
OLD TOWN TROLLEY
CONSTRUCTION DOCUMENTS
2115 Bryant Street NE
Washington DC
CLIENT:
HISTORIC TOURS OF
AMERICA OLD TOWN
TROLLEY

REV	DESCRIPTION	DATE
1	PROGRESS SET	09/14/2018

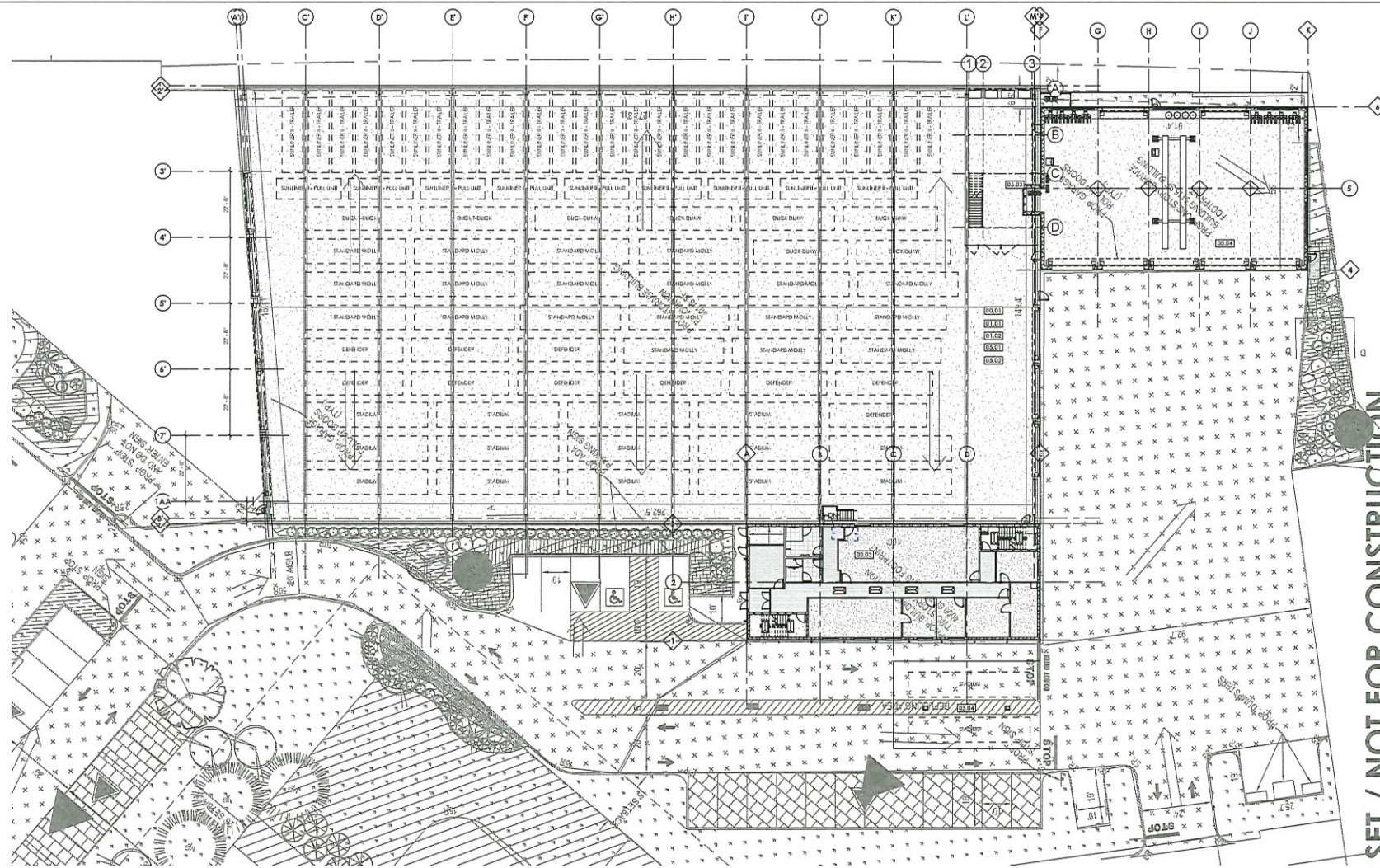
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Drawn By: Author Project Number: CA
Checked By: Checked Project Date: Issue Date
Scale: 3/16" = 1'-0" Sheet Date: 08/06/18
SHEET NAME

CANOPY PLANS

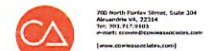
SHEET NUMBER

A224

PROGRESS SET / NOT FOR CONSTRUCTION



FOR COUNTY USE ONLY:



Cowie Associates PC
Architecture & Development

ARCHITECTURAL SEAL:

PROJECT:
HISTORIC TOURS OF AMERICA
OLD TOWN TROLLEY
CONSTRUCTION DOCUMENTS
2115 Bryant Street NE
Washington DC
CLIENT:

HISTORIC TOURS OF
AMERICA OLD TOWN
TROLLEY

REVISIONS

REV	DESCRIPTION	DATE
1	PROGRESS SET	09/14/2016

Drawing Info

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Project Number:	CA
Checked By:	Checker
Project Date:	Issue Date
Scale:	1/16" = 1'-0"
Sheet Date:	02/19/16
SHEET NAME	

ARCHITECTURAL
SITE PLAN

SHEET NUMBER

A111

Key Value	Keynote Text	Key Value	Keynote Text
00.01	General Contractor is Responsible For The Means And Methods To Support Existing And Adjacent Structures, Utilities And Excavations. Contractor Shall Submit Shop Drawings And Design Calculations By A Registered Professional Engineer For All Temporary Formwork, Shoring, Shoring And Underpinning As Part Of The Contractor Work. Contractor Shall Verify The Existing Site Conditions, Structures And Utilities Prior To Commencing Work And Report Discrepancies To The Engineer.	01.01	Existing Pre-Engineered Building Structure To Remain. Structure To Receive New Paint.
		01.02	See Mechanical, Plumbing And Electrical Drawings For Existing MPE Structures.
		05.01	New Metal Siding To Be Installed On Existing Pre-Engineered Building "Z" Channel Purlins. General Contractor To Provide Shop Drawings And Color Sample For Architect And Owner Approval.
00.04	New 5,000 SF Maintenance Building. See All Disciplines For Details And Specifications.	05.02	New Metal Standing Seam Roof To Be Installed On Existing Pre-Engineered Building "Z" Channel Purlins. General Contractor To Provide Shop Drawings And Color Sample For Architect And Owner Approval.

Key Value	Keynote Text
05.04	New Pre-Engineered Canopy By Shelters Direct. General Contractor To Provide Signed Engineered Shop Drawings For Architectural, Structural And Owner's Approval.

PROGRESS SET / NOT FOR CONSTRUCTION